

**PB# 85-46**

**Louise Wagner**

**51-1-82.1**

• Louise Wagner Minor Sub. 85-46  
• (Rinaldi)  
•

approved 9/11/85  
 fee paid 9/18/85  
 given to Town Clerk 10/4/85 ph.

TOWN OF NEW WINDSOR		General Receipt		6772
555 Union Avenue New Windsor, N. Y. 12550		Aug. 7 19 85		
Received of	James Linaldi	\$	25.00	
	Twenty Five and 00/100			DOLLARS
For	Subd. fee		85-46	
DISTRIBUTION		By	Pauline G. Townsend	
FUND	CODE	AMOUNT		
Check # 224				
Williamson Law Book Co., Rochester, N. Y. 14609			Title	

TOWN OF NEW WINDSOR		General Receipt		6900
555 Union Avenue New Windsor, N. Y. 12550		September 19 19 85		
Received of	Louise Wagner	\$	100.00	
	One Hundred and 00/100			DOLLARS
For	Minor Subdivision - 85-46			
DISTRIBUTION:		By	Pauline G. Townsend	
FUND	CODE	AMOUNT		
ck # 112		100.00		
Williamson Law Book Co., Rochester, N. Y. 14609			Title	

Application fee paid 8/7/85 ch. 25

*10/15/85*

J R AND K R REALTY INC.  
P.O. BOX 638, 12 SCOTCHTOWN AVE.  
GOSHEN, NY 10924

113

PAY  
TO THE  
ORDER OF

*town of New Windsor*

*Oct 10 1985*

60-174/219

*Two Hundred & Fifty &  $\frac{1}{10}$  / 100*

\$ *250* ~~XX~~  
DOLLARS



NORSTAR BANK  
OF THE HUDSON VALLEY, N.A. Goshen Office  
Goshen, NY 10924

FOR

*J R R*

⑆000113⑆ ⑆021901748⑆ 525 1020380⑆

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 7/6/85  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid 85.46

APPLICATION FOR SUBDIVISION APPROVAL

Date: July 27, 1985

- 294-6909
- Name of subdivision Minor subdivision Louise Wagner
  - Name of applicant James V. Rinaldi Phone 496-3076  
Address Beattie Rd. Rock Tavern, N.Y. 12575  
(Street No. & Name) (Post Office) (State) (Zip Code)
  - Owner of record Louise Wagner Phone 496-4202  
Address Beattie Rd. Rock Tavern, NY 12575  
(Street No. & Name) (Post Office) (State) (Zip Code)
  - Land Surveyor Edward Zaback Phone 294-5721  
Address 20 Scotchtown Ave. Goshen NY 10924  
(Street No. & Name) (Post Office) (State) (Zip Code)
  - Attorney None Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
  - Subdivision location: On the West side of Beattie Rd  
(Street)  
2000 feet South of Route 207  
(direction)
  - Total Acreage 5 Zone Residential Number of Lots 1-2
  - Tax map designation: Section 51 B1 Lot(s) 82.1
  - Has this property, or any portion of the property, previously been subdivided Yes.  
If yes, when 1965; by whom Louise Wagner
  - Has the Zoning Board of Appeals granted any varlance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

Section 51 Block(s) 1 Lot(s) 81, 2

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : SS.:

I, James E. Rinaldi, hereby depose and say that  
all the above statements and the statements contained in the papers submitted herewith are true.

CONTRACT PURCHASER  
AS CONTRACT 5-1-85

James E. Rinaldi  
Mailing Address Beattie Road  
Rock Tavern NY  
12575

SWORN to before me this

27 day of July, 1985  
[Signature]  
NOTARY PUBLIC

ROBERT S. KLEIN  
No. 4689335  
Notary Public, State of New York  
Qualified in Orange Co.  
Commission Expires Nov. 10, 1987

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the ~~Site Approval~~  
Subdivision <sup>of</sup> LOUISE WAGNER as submitted by  
EDWARD T. ZABACK for the ~~building or subdivision~~

~~SI~~ \_\_\_\_\_ has been reviewed  
by me and is approved X disapproved \_\_\_\_\_

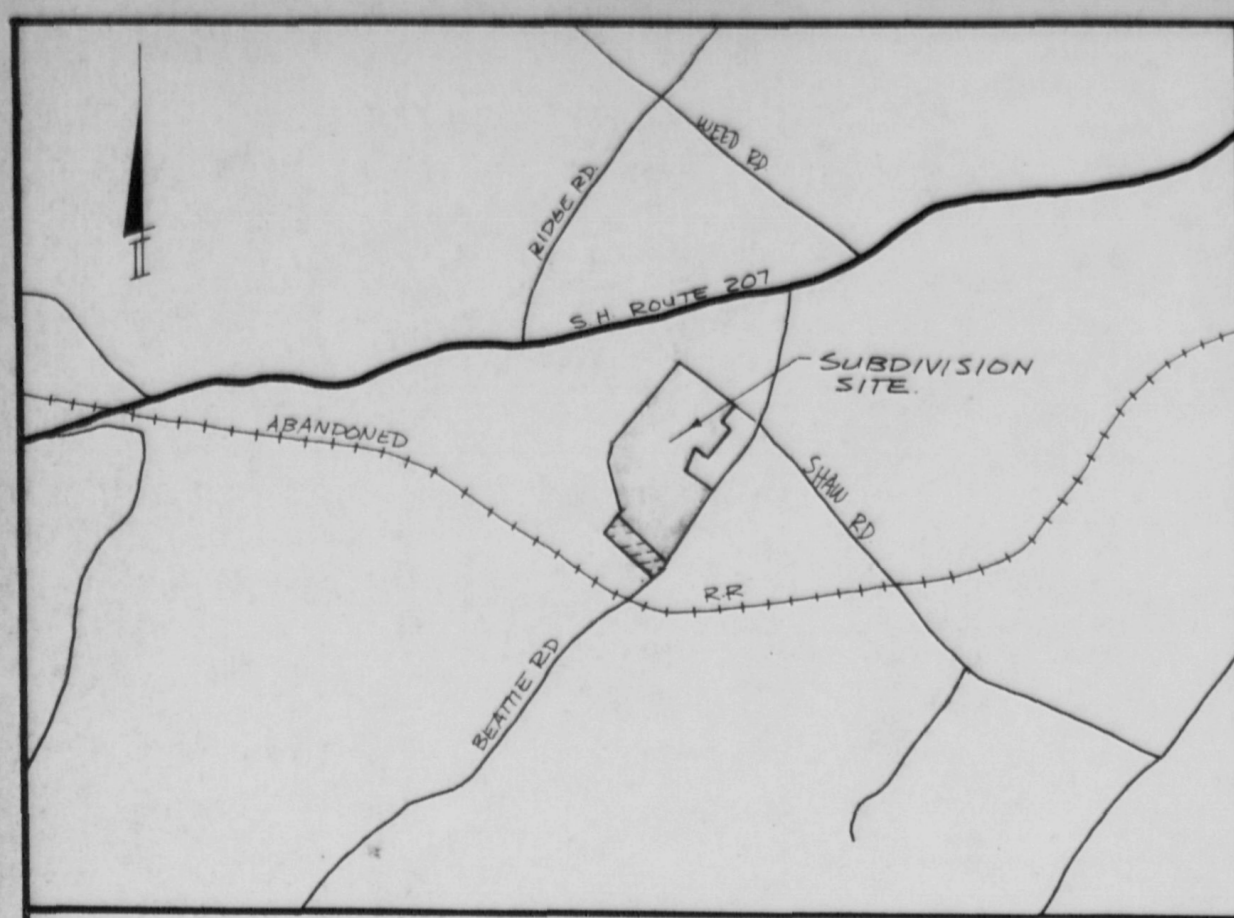
If disapproved, please list reason.



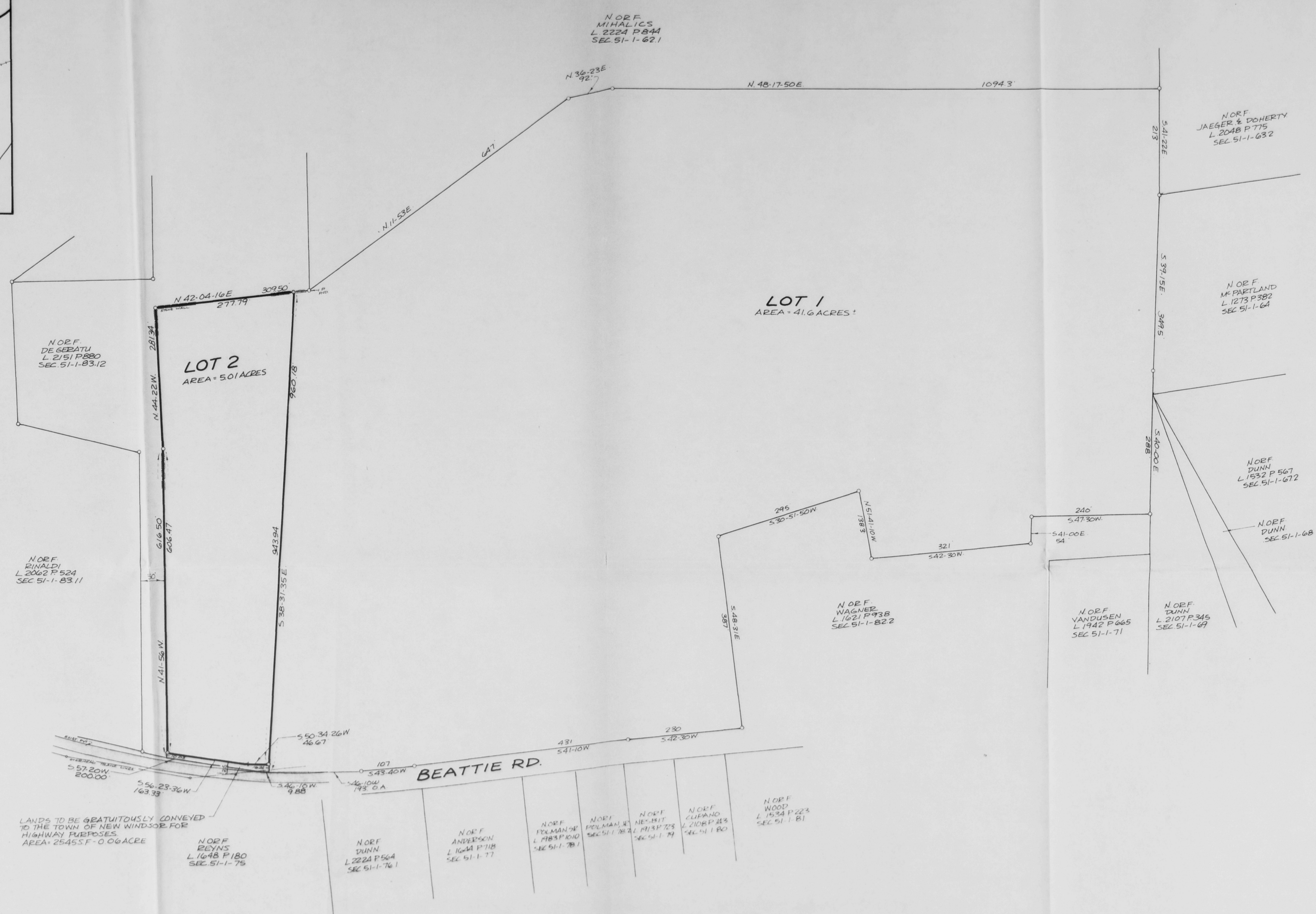
PAUL V. CUOMO, P.E.

Aug. 12, 1985

Date



**LOCATION PLAN**  
SCALE 1" = 2000



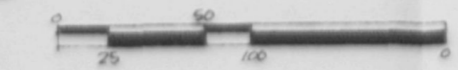
LANDS TO BE GRANTUOUSLY CONVEYED TO THE TOWN OF NEW WINDSOR FOR HIGHWAY PURPOSES. AREA = 25455 F. 0.06 ACRE

**ZONE R3 DISTRICT**

MINIMUM REQUIREMENTS	
LOT AREA	43,560 SF
LOT WIDTH	125
SIDE YARDS	20 TOTAL 40
REAR YARD	50
LOT DEPTH	50
LIVING AREA	1200
FRONT YARD	45
REQUIRED STREET FRONTAGE	70
MAXIMUM PERMITTED BUILDING HEIGHT	2 1/2 STORIES OR 35
NUMBER OF LOTS	2

**MINOR SUBDIVISION OF PROPERTY FOR LOUISE WAGNER**

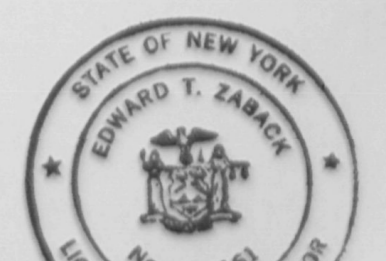
TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.  
SCALE 1" = 100 TOTAL AREA = 46.6 ACRES



REF: DEED L 1621 P 938 TAX MAP SEC. 51-1-82.1

OWNER & APPLICANT: LOUISE WAGNER  
BEATTIE RD.  
WASHINGTONVILLE, N.Y. 10992

Subdivision APPROVAL GRANTED  
TOWN OF NEW WINDSOR PLANNING BOARD  
BY 9-11-85  
HENRY F. SCHEIBL  
SECRETARY



EDWARD T. ZABACK  
LIC. LAND SURVEYOR NO. 008161  
GOSHEN, N.Y.